

**WICHITA HISTORIC PRESERVATION BOARD MINUTES**  
**10 September 2001**  
**CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM**  
**3:00 P.M.**

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The regular meeting of the Historic Preservation Board was held Monday, September 10, 2001, at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall-Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present:                Bryan Barr  
                                     Kim Edgington  
                                     Claire Willenberg  
                                     Stan Sheldon (in at 3:20)  
                                     Sam Lentz

Staff Present:                 Kathy Morgan, Historic Preservation Planner  
                                     Valerie Robinson, Recording Secretary  
                                     Mike Gable, OCI Residential Permits  
                                     Shelly Berger, Intern

Absent:                         Jim Guy (Vice Chair)  
                                     Keith Lawing (Chair)

Ex Officio:                    Heidi Dressler-Kelly, City Historian

**ITEM NO. 1        ROLL CALL**

*The meeting was called to order and board members stated their name.*

**ITEM NO. 2        ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

**MORGAN:** Number 3 under Item #7, 320 N. Belmont has been withdrawn. I have two additions, 1920 Wellington Place, for a carport and 1451 Park Place, repair of porch steps. These items will be listed under Majors. In addition, I have update information under Miscellaneous Matters #5 on McCormick School.

**ITEM NO. 3        REVOLVING LOAN FUND UPDATE**

Revolving Loan Fund – Residential	\$ 52,000.00
Revolving Loan Fund – Non-residential	\$ 95,000.00
Deferred Loan Fund – Residential	\$100,000.00

*I spoke with Grants-in-Aid staff and they are requesting a ruling from HUD regarding the ability to use CDBG for storage/garage structures.*

**ITEM NO. 4        CORRESPONDENCE**

*National Alliance of Preservation commissions Newsletter – note the deadline date for nomination has been extended at least 30 days.*

There was a brief discussion about newsletter content. Staff announced receipt of notification from SHPO regarding eligibility of 1711 N. Market and N. Linwood Park. A consultant is re-writing the nomination for 404-408 Back Bay.

**ITEM NO. 5        APPROVAL OF MINUTES FROM THE 13 AUGUST 2001 MEETING**

We are going to change minute format beginning with the September 10 meeting minutes. They will be summary minutes, and the audiotapes will be kept for backup for the length of time required by law. In specific instances, the board or staff may request that discussions are transcribed verbatim.

No changes were made to the August 13 minutes.

**MOTION #1**        Motion (Lentz: Motioned)  
                                     (Edgington 2nd) Motion carried unanimously (4-0) Approved

**ITEM NO. 6      OLD BUSINESS**

NONE

**ITEM NO. 7      CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1.        **MINOR:**                        (HPC2001-00119) Environs, John Mack Bridge  
          **APPLICANT:**            Ace Roofing  
          **FOR:**                        215 E. 27<sup>th</sup> Street

*Applicant proposes to re-roof cold storage building with built-up roof.*

2.        **MINOR:**                        (HPC2001-00123) Environs, Senator Long House  
          **APPLICANT:**            Valentine Roofing  
          **FOR:**                        319/321 N. Rutan

*Applicant proposes to re-roof house with composition shingles.*

*Staff reviewed and approved HPC2001---119, HPC2001-00123, and recommends the board receive and file for the record.*

Motion was made to receive and file HPC2001-00119 and HPC2001-00123

**MOTION #2**      Motion (Guy: Motioned)  
                             (Willenberg 2nd) Motion carried unanimously (6-0) Approved

3.        **MAJOR:**                        (HPC2001-00120) Clapp Manor  
          **APPLICANT:**            Mac Gorges  
          **FOR:**                        320 N. Belmont

Application has been withdrawn.

4.        **MAJOR:**                        (HPC2001-00121) Environs, L. W. Clapp House  
          **APPLICANT:**            SOA Construction, Inc.  
          **FOR:**                        1908 N. Fairview

*Applicant proposes to build a 20' x 35' detached garage on a footing and slab. The structure is steel framing with steel siding.*

*Staff recommends that the board find that the project does not damage, destroy or encroach on the environs of the L.W. Clapp House with the condition that the structure have a typical gable roof with traditional intersection between the roof and the side wall.*

The owner and contractor were present for the discussion. The owner ordered the building back in July and it will cost an additional \$1,000 to put a more appropriate roof structure on the building. Staff presented documentation provided by the applicant and advised the board that the garage structure would not have a negative impact to the environs. A motion was made reflecting no negative impact to the environs of the LW Clapp House and approved the selected pre-engineered garage structure as presented.

**MOTION #3**      Motion (Lentz: Motioned)  
                             (Edgington 2<sup>nd</sup>) Motion carried unanimously (4-0) Approved

5.        **MAJOR:**                        (HPC2001-00122) Environs, Senator Long House  
          **APPLICANT:**            Miracle Signs  
          **FOR:**                        3233 E. 2<sup>nd</sup> Street

*Applicant proposes to install 3' x 5' double faced, monument sign for business. The sign is for the College Hill Obstetrics and Gynecology Clinic. This sign meets the regulations of the Sign Code. There is no direct or*

*indirect illumination of this sign. Staff recommends that the board find that the project does not damage, destroy or encroach on the environs of the Senator Long House.*

Staff reviewed the location of the sign in the slide presentation. A motion was made that the new monument sign does not in any way negatively, damage or destroy the environs.

**MOTION #4** Motion (Sheldon: Motioned)  
(Lentz 2<sup>nd</sup>) Motion carried unanimously (5-0) Approved

**Sheldon in at 3:20 p.m.**

6. **MAJOR:** (HPC2001-00124) Environs, Davis Hall  
**APPLICANT:** Friends University  
**FOR:** 435 S. St. Clair/ 501 S. Glenn/ 507 S. Glenn

*Applicant proposes to demolish houses. The Delano Neighborhood Association has provided a letter of support for the demolition of these structures. Staff has investigated sources to determine significant historic association. No documentation was found for these structures other than dates built and original occupants. No information was found for occupants. The structures are in disrepair that would require significant investment to make habitable. Staff recommends that the board find that the project does not damage, destroy or encroach on the environs of University (Davis) Hall.*

Staff identified the structures to be demolished in the PowerPoint presentation and made note of the letter from the Delano Neighborhood Association in support of the application. There was some discussion about the general condition of the houses and whether or not they could be rehabilitated. Mr. Hervey White, Friends University, verified that the houses were too small for their needs for the amount of money that would have to be expended to bring them up to housing code. No plans have been made to build new structures on these lots.

Motion was made by the board to find no negative impact to the environs of Davis Hall and approved the request for demolition.

**#5** Motion (Lentz: Motioned)  
(Barr 2<sup>nd</sup>) Motion carried unanimously (5-0) Approved

7. **MAJOR:** (HPC2001-00129) Environs Sternberg House  
**APPLICANT:** Sesar Reyes  
**FOR:** 1920 Wellington Place

Staff presented the PowerPoint slides. The carport will be on the east side of the main structure and will have access from the alley. The ridgeline orientation of the carport is east/west. The carport will be made of similar materials and painted the same color as the house.

Motion was made by the board to find not negative impact to the environs of the Sternberg House.

**MOTION #6** Motion (Sheldon: Motioned)  
(Lentz 2<sup>nd</sup>) Motion carried unanimously (5-0) Approved

8. **MAJOR:** (HPC2001-  
**APPLICANT:** Sue Herren  
**FOR:** 1451 Park Place

Applicant was supposed to appear at board meeting. This application will not be assigned a number until the written application has been submitted. There was discussion as to what type of landing would be appropriate to replace the concrete steps. At the conclusion of the discussion, a motion was made to have staff work with the applicant and approve the application as a minor certificate of appropriateness.

**MOTION #5** Motion (Sheldon: Motioned)  
(Lentz 2<sup>nd</sup>) Motion carried unanimously (5-0) Approved

**ITEM NO. 8 MISCELLANEOUS MATTERS**

1. *De-listing of Burton Stock Car Building*

*Staff recommends that the board request the current owners to provide architectural and photographic documentation for this structure and that it remain listed until such time as the owner can provide site plans including new building elevations. At that time, the board can issue a decision without needing to de-list the property. The concern is that de-listing the building now would provide the owners with method of demolishing the building before the land is needed for expansion.*

Fred Wise with York Industries was present. There was discussion among the board and staff with concurrence by Mr. Wise to not de-list the building at this time. At such time that York Industries presents architectural drawings to replace the building, staff will issue a demolition permit for the Burton Stock Car Building. Surrounding properties will still be required to go through environs review, but will be at a staff review level only. A letter will be on file to reflect this agreement and a copy will be sent to Mr. Wise.

Mr. Wise has agreed to have his graphics staff work with the preservation staff to provide some documentation of the building. A motion was made to give staff the authority to sign demolition permit at the time architectural drawings are submitted for a new structure for that location and to have staff approval for all environs review applications associated with the Burton Stock Car Building.

**MOTION #**      Motion (Sheldon: Motioned)  
                             (Edgington 2<sup>nd</sup>) Motion carried unanimously (5-0) Approved

2. *Tax Credit Seminar, September 12, 2001 in Topeka.*

*We will be leaving the parking garage at 7:00 a.m. You may park on the fourth floor of the garage.*

3. Linwood Park (1802 E. Harry) and Michael Kelly Residence (1711 N. Market) heard in MAPC on September 20, 2001.

*1711 N. Market will be heard at DAB VI at 7:00 p.m., September 5, at the Evergreen Neighborhood Center, 2700 N. Woodland.*

*Linwood park will be heard at DAB I at 7:00 p.m., October 1, at the Atwater Community Center 2755, E. 19<sup>th</sup>.*

4. *HPF Grants*

Staff gave an update on preparation of grant proposals. There was discussion regarding the project to survey the parks and some suggestions regarding working with the Parks Department and the Parks Board to make sure we are all on the same page.

5. *McCormick School Update*

*Neighborhood Inspector has gone by the structure by, staff does not have a report from him.*

After some discussion regarding the condition of the property, staff was instructed to contact the School District and talk to them about HTF grants for repairing the structure.

On a different matter, the board asked staff to get a listing of all of the remaining brick streets in the City.

Meeting Adjourned at 4:30 p.m.